

PROJECTS 300 sq. ft. or less of addition and/or increased volume combined

will NOT be required to obtain a third-party rater. You will still be responsible to follow all Residential Mandatory Measures as applicable to your project. THESE MEASURES SHALL BE INCLUDED WITH YOUR PLANS.



2016 CALGREEN RESIDENTIAL MANDATORY MEASURES – EFFECTIVE 3/1/18

COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING DIVISION

KIRK BALLARD, BUILDING OFFICIAL

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MANDATORY FEATURE OR MEASURE

Planning and Design

Site Development

4.106.2 A plan is developed and implemented to manage storm water drainage during construction.

4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.

4.106.4 Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3 percent of total parking spaces, as specified, for multifamily dwellings.

Energy Efficiency

General

4.201.1 Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*³.

Water Efficiency and Conservation

Indoor Water Use

4.303.1. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.

4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable referenced standards.

Outdoor Water Use

4.304.1 After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options:

1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or
2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option.

Material Conservation and Resource Efficiency

Enhanced Durability and Reduced Maintenance

4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

Construction Waste Reduction, Disposal and Recycling

4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Los Altos Municipal Code Chapter 6.14 is a more stringent local ordinance. Under Los Altos code you must comply by selecting one of the following options:

1. Order a Debris Box/Roll-Off

The only hauler authorized to provide drop box/roll-off collection services in Los Altos is:

Mission Trail Waste Systems – <http://missiontrail.com/LosAltos/>

Phone No. (650) 473-1400 / Fax No. (650) 473-1300

Project applicants must attach a copy of all receipts from Mission Trail Waste Systems to be compliant.

AND/OR

2. Self-Haul to City-Approved Facilities

Self-haul construction and demolition waste to an approved facility for processing. **Do not forget to declare your load as C & D at the scale house.**

- **Zanker Recycling** – 675 Los Esteros Road, San Jose CA 95134 www.zankerrecycling.com/zanker-facilities - (408) 263-2385
- **Shoreway** – 333 Shoreway Road, San Carlos CA 94070 – www.sbrecycling.net – (650) 802-8355
- **MTWS Transfer Station** – 1313 Memorex Drive, Santa Clara CA 95050 – <http://missiontrail.com/TransferStation/> – (408) 727-5365 x514
- **Newby Island** – 1601 Dixon Landing Road, Milpitas CA 95035 – <http://local.republicservices.com/site/newby-island> – (408) 262-1401

Please be aware that if operators determine that your load is less than 50% comprised of clean wood, soil, yard trimmings, metal, cardboard, or other recoverables, they may require you to deliver it to landfill or reject it. Project applicants should make their best effort to ensure that each load delivered to city-approved facilities contains at least 50% recoverable materials. Project applicants must attach a copy of all weight ticket(s) with C&D marked as the material type from one of the city-approved facilities to be compliant with this requirement. Any person not in compliance may be subject to an administrative penalty of up to \$5,000.00.

- Stevens Creek Quarry, Inc. – 12100 Stevens Canyon Road, Cupertino CA 95014 – 408-253-2512

****You must specifically request a weight ticket from Stevens Creek Quarry or you will only receive a ticket stating how many loads you dropped off. This will not meet the requirements and you may be subject to penalties.****

A limited exemption to the law exists in the Los Altos Municipal Code Chapter 6.14.

Building Maintenance and Operation

4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.

4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions

ENVIRONMENTAL QUALITY

Fireplaces

4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, fireplaces shall also comply with applicable local ordinances.

Pollutant Control

4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.

4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.

4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.

4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.

4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.

4.504.3 Carpet and carpet systems shall be compliant with VOC limits.

4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.

4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used on the interior or exterior of the building shall comply with the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood.

Interior Moisture Control

4.505.2 Vapor retarder and capillary break is installed at slab on- grade foundations.

4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.

Environmental Comfort

4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods:

1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent.
2. Size duct systems according to ANSI/ACCA 1 Manual D-2014 or equivalent.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.

Installer and Special Inspector Qualifications

Qualifications

702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.

702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.

Verifications

703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance

1. Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7
2. Required prerequisite for this Tier.
3. These measures are currently required elsewhere in statute or in regulation